

COUNCIL  
AGENDA

JAN 2, 1974

*D. Turcotte*

THE CORPORATION OF THE CITY OF MISSISSAUGA

A G E N D A  
C O U N C I L

Wednesday,  
January 2, 1974.  
10:30 a.m.

✓ THE LORD'S PRAYER

✓ SWEARING IN OF NEW COUNCIL BY JUDGE B. BARRY SHAPIRO

✓ BY-LAW TO APPOINT CLERK (This By-law appoints Mr.  
D. R. Turcotte as City Clerk  
as recommended by the Organizational  
Committee. Three readings required.)

✓ SWEARING IN OF CLERK

✓ DEPUTATIONS Nil

✓ COMMUNICATIONS See Attached

✓ PETITIONS Nil

✓ TENDERS Nil

✓ COMMITTEE REPORTS Nil

✓ UNFINISHED BUSINESS Nil

✓ MOTIONS

✓ BY-LAWS

BY-LAWS

#2 - 74

A By-law to appoint a Chief Administrative Officer for the Corporation of the City of Mississauga. (In accordance with the recommendations of the Organizational Committee.)

THREE READINGS

#3 - 74

A By-law to appoint a Commissioner of Recreation and Parks for The Corporation of the City of Mississauga. (In accordance with the recommendations of the Organizational Committee.)

THREE READINGS

#4 - 74

A By-law to appoint a Director of Building, Zoning and Licensing. (In accordance with the recommendations of the Organizational Committee.)

THREE READINGS

#5 - 74

A By-law to appoint a City Engineer and Road Superintendent. (In accordance with the recommendations of the Organizational Committee.)

THREE READINGS

#6 - 74

A By-law to appoint a Planning Commissioner for the Corporation of the City of Mississauga. (In accordance with the recommendations of the Organizational Committee.)

THREE READINGS

BY-LAWS cont'd.

#7 - 74      A By-law to appoint a Treasurer for the Corporation of the City of Mississauga. (In accordance with the recommendations of the Organizational Committee.)

THREE READINGS

#8 - 74      A By-law to appoint a Tax Collector for the City of Mississauga. (It is the requirement of the Municipal Act that a Tax collector be appointed and based on the operations of a municipality this size, it is recommended that this function be carried out by the Treasurer as has been the case in the past.)

THREE READINGS

#9 - 74      A By-law to adopt the seal for the City of Mississauga. (In accordance with the recommendations of the Organizational Committee.)

THREE READINGS

#10 - 74      A By-law to provide for the annual remuneration of members of Council. (In accordance with the recommendations of the Organizational Committee.)

THREE READINGS

#11 - 74      A By-law to provide for the annual remuneration for the Head of Council. (In accordance with the recommendations of the Organizational Committee.)

THREE READINGS

BY-LAWS cont'd.

#12 - 74      A By-law to provide for an interim tax levy and the collection thereof. (This By-law was considered by the Organizational Committee and approved on December 28th. 1973.)

THREE READINGS

#13 - 74      A By-law to provide a plan of sick leave credit gratuities for employees of the Corporation. (In accordance with the recommendations of the Organizational Committee.)

THREE READINGS

#14 - 74      A By-law to appoint a Deputy Clerk for The Corporation of the City of Mississauga. (In accordance with the recommendations of the Organizational Committee.)

THREE READINGS

#15 - 74      A By-law to appoint a Fire Chief for The Corporation of the City of Mississauga. (In accordance with the recommendations of the Organizational Committee.)

THREE READINGS

#16 - 74      A By-law to appoint a Deputy Fire Chief for The Corporation of the City of Mississauga. (In accordance with the recommendations of the Organizational Committee.)

THREE READINGS

BY-LAWS cont'd.

#17 - 74      A By-law to provide for the use of vacation credits accrued by the Town of Mississauga employees. (In accordance with the recommendations of the Organizational Committee.)

THREE READINGS

#18 - 74      A By-law to provide for the management of cash and securities. (This by-law provides for the banking and borrowing of the Municipality and is in accordance with the recommendations of the Organizational Committee.)

THREE READINGS

The following By-laws are required by the Treasurer in order to carry out various banking activities.

#19 - 74      A By-law to authorize the temporary borrowing of monies to meet, until the taxes are collected, the current expenditures of the Corporation for the year 1974.

THREE READINGS

#20 - 74      A By-law to provide for the consolidation of reserve fund monies.

THREE READINGS

The following By-laws are required in order that loans may be taken out from the Canadian Imperial Bank of Commerce to provide monies for capital projects pending the sale of debentures.

Monies have already been borrowed from the Royal Bank and these By-laws are required as a result in the change of bankers.

BY-LAWS cont'd.

#21 - 74      A By-law to authorize the temporary borrowing of \$300,000.00 pending the issue and sale of debentures. (To provide for the construction of sanitary sewers on Wembury Road, Winslow Road, and Bramsey Drive.)

THREE READINGS

#22 - 74      A By-law to authorize the temporary borrowing of \$490,000.00 pending the issue and sale of debentures. (to provide for the construction of sanitary sewers on Wateska Blvd., Sequin Crescent and Shenandoah Drive.)

THREE READINGS

#23 - 74      A By-law to authorize the temporary borrowing of \$307,400.00 (of which \$203,497.00 is to be debentured) pending the issue and sale of debentures. (to provide for the construction of roads in Bob-Clare Industrial Subdivision.)

THREE READINGS

#24 - 74      A By-law to authorize the temporary borrowing of \$255,000.00 pending the issue and sale of debentures. (to provide for the construction of sanitary sewers on Streambank Road and Lorne Wood Road.)

THREE READINGS

#25 - 74      A By-law to authorize the temporary borrowing of \$340,000.00 pending the issue and sale of debentures. (to provide for the construction of sanitary sewers on Indian Road and Temagami Cres.)

THREE READINGS

BY-LAWS cont'd.

#26- 74

A By-law to authorize the temporary borrowing of \$365,000.00 (of which \$183,000.00 is to be debentured) pending the issue and sale of debentures. (to provide for the construction of Erin Mills Parkway from Britannia Road West and Fifth Line West northerly to Mississauga Road, just south of Highway #401.)

THREE READINGS

#27 - 74

A By-law to authorize the temporary borrowing of \$512,000.00 (of which \$256,000.00 is to be debentured) pending the issue and sale of debentures. (to provide for the realignment of Mavis Road from Dundas Street to a point 900 feet south of Queensway West.)

THREE READINGS

#28 - 74

A By-law to authorize the temporary borrowing of \$1,150,000.00 (of which \$575,000.00 is to be debentured) pending the issue and sale of debentures.) (to provide for the acquisition of lands for industrial purposes.)

THREE READINGS

#29 - 74

A By-law to authorize the temporary borrowing of \$280,000.00 pending the issue and sale of debentures. ( to provide for the construction of sanitary sewers on Birchview Drive and Aldo Drive.)

THREE READINGS

BY-LAWS cont'd.

#30 - 74

This By-law provides for the retirement  
of Messrs. Miller, Oliphant, Warner and  
Burns at age 65.

21 Committee of Adjustment  
32 Rules & Regulations By Law  
33 - Group Insurance  
MOTIONS

NOTICES OF MOTION

OTHER BUSINESS - cancellation of Jan 7 Council mtg  
CONFIRMING BY-LAW - My to morrow money & elect  
committee chairmen & vice chairmen

December 27/73

Mr. David Turcotte, Clerk  
City of Mississauga  
One City Centre Drive

Dear Sir:

I would like the matter of withdrawal of by-law 10,958 to be placed before council on the agenda of January 2/74. After discussions with Mr. Stewart, Peel Region Solicitor, it became apparent that by-law 10,958 and the related by-laws need not be rescinded nor fought at the Ontario Municipal Board. Rather the new City Council could simply vote to have the solicitor withdraw the by-law before the Ontario Municipal Board.

Please place the letters dated November 12 (Culham) and the letter from Diane Francis giving notice of appeal, along with reference document dated November 2/73 before council.

Further to this matter I would like the council to enter into negotiations with the developer and the Planning Staff so that the lands in question could be developed in townhouses RM5.

I could therefore suggest the following resolution:

WHEREAS by-law 10,958 deals with rezoning of open space (O2) to RM7D4 section 386 (high rise) with a coverage of 1.25.

WHEREAS such a zoning change would irrevocably set a precedent of high rise construction along highway 5 (and the redevelopment of golf courses) and

WHEREAS our housing demand would indicate a need for family housing as opposed to high rise construction and

WHEREAS the by-law is not as yet in force.

1. BE IT RESOLVED that the Council of the City of Mississauga instruct the City Solicitor to withdraw by-law 10,958 and related by-laws before the Ontario Municipal Board and to take the necessary action to effect the withdrawals.

Ia.

- 2 -

2. BE IT RESOLVED THAT Council ask the owners of lands involved with by-law 10,958 to appear before Council at their earliest convenience to discuss the possible re-zoning and development of these lands.

I have had discussion with the Mayor, most of the other Councillors and those presently on the Town Council are somewhat informed. Thus this matter could be executed on Jan 2 and if the matter is to be stopped, must proceed on the 2nd.

David J. Culham  
Ward 6

Ib

DAVID CULHAM  
November 2, 1973.

Re: CREDIT VALLEY GOLF & COUNTRY CLUB LANDS

NOTES RE BY-LAW 10,958, PASSED OCTOBER 9, 1973 - zoning change from O-2 (as per Official Plan) to RM7D4 on a portion of the Credit Valley Golf and Country Club Lands.

ARGUMENTS: This by-law should be repealed.

Such a proposed transfer of open space to a high land use density of RM7D4 indicates a disregard for the demands upon open space that will be generated by the future growth of Mississauga. More than 1,385 people will live on 13.76 acres. More than 100 people to the acre will squat on this land without any evidence of a health and exercise centre or other recreational amenities (except a tennis court). Yet these same people are placed adjacent to an expensive preserve of open space over which they have no right to cross. From ground level there is no view of open space except from the backyards of the 51 townhouses.

This specific site is on high ground overlooking the Credit Valley. Long blocks of apartments will completely block the view of open space from the Dundas Highway. Such "views" from public highways are important assets to a city setting, in sharp contrast to the sterility of concrete blocks and tarmac of parking lots. Fourteen floor structures will tower over the surrounding area diminishing every other form.

Ic

- 2 -

FORM

The elongated blocks of apartments blot out more of the landscape than comparable apartments of similar height but of a more columnar form. Such buildings have too many people placed on one floor. In addition, the height presents potential hazards from the point of view of fire rescue as ladders reach only to the ninth floor.

SCHOOLS & SIDEWALKS

Some 137 K-6 and 33 senior elementary students will be generated by this project. Facilities will have to be found north in the Erindale Woodlands or east in the Hawthorn School. The Erindale Woodlands option will demand that more young people must cross a major intersection of a highway that will have ever increasing traffic. The Hawthorn option would necessitate the same children walking along the Dundas Highway. Such an option would create pressure for sidewalks to be paid for out of the public treasury.

TRAFFIC

Over 670 cars will be generated by this development. The road exit across from the Credit Woodlands Road would encourage through traffic to proceed north into the Erindale Woodlands. This travel pattern would be expected because of the attraction of Square One and movement of traffic north to 401. Fewer lights would be encountered and more attractive scenery is available by taking the Credit Woodlands Road.

1d

- 3 -

NEIGHBOURHOOD

This parcel relates to no other adjacent land. Placing this parcel in high rise simply traps people in a dormitory way with no relationship to community. To establish such a haphazardous approach along a major highway would set a dangerous precedent which is unacceptable to the larger community. There is no defensible benefit that will accrue to the community except additional housing. By building this form of housing at the expense of single family, semi-detached or townhouses will simply accentuate the shortage of family housing. Mississauga is not at the stage of development where the presence of open space need be compromised for the highest of residential densities. This truly is development without form or purpose.

COMPROMISE

There is no strong objection to building quality townhouses on this land. Surely if the land is worth developing, it is worth the time to do a proper job. It is strongly recommended that negotiations with owners commence to encourage the proper development in townhouses.

Je

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APPENDIX

Space 13.79 acres

<u>UNITS</u>	<u>PPU</u>	<u>POP.</u> <u>YIELD</u>	<u>K-6</u> <u>RATIO</u>	<u>K-6</u> <u>POP.</u>	<u>7-8</u> <u>RATIO</u>	<u>7-8</u> <u>YIELD</u>
51 Townhouses	3.43 Condom.	174	14.17%	24.55	3.66	7.36
118 Apts.	3.02 Condom.	353	10.64	37.55	3.43	12.10
330 Apts.	2.6	<u>858</u>	<u>8.7</u>	<u>74.64</u>	<u>1.6</u>	<u>13.70</u>
	<b>TOTALS</b>	<u><b>1,385</b></u>		<u><b>137</b></u>		<u><b>33.16</b></u>

Population yields in condominium apartments and townhouses are lower than rentals. However, the school yields are higher.

Population and Housing 1973 Mississauga Planning Board, June, 1973.

Consort Crescent  
Mississauga, Ontario

If

The Town of Mississauga  
One City Centre Drive  
Mississauga, Ontario L5B 1M2  
Attention: Mr. John T. Corney  
Town Clerk

November 12, 1973  
Submitted by courier

02/23/66

Dear Sirs:

Re: Re-zoning of Credit Valley Golf Course Lands  
to high rise RM7D4

By-law 10,958 passed as late as October 9, 1973 permits the re-zoning of land from the present open space 0-2 to that of RM7D4-section 386. Doubtlessly much consideration was given before re-zoning, to one of the highest residential densities permitted in Mississauga, was granted. Nevertheless such a re-zoning places a weighty precedent upon future development at a time that a general review of planning policies is in order.

Various individuals have placed objections with the Town and undoubtedly many more would be involved in any appeal to this by-law. I would draw your attention to the four points of objection in a letter dated October 22, 1973 with Diane Francis' name at the top of the letter. Please submit a copy of the residents' letter to Council for reference.

I concur with these objections. A more detailed analysis has been made but it would not be opportune to submit this, considering that the arguments would, out of necessity, be later placed before the Ontario Municipal Board. If however Council wish to hear more detailed arguments before making a decision, I could come before you at your next Council meeting.

Mr. Russ Edmunds, the Planning Commissioner has indicated by telephone that the disagreements are more than information and are indeed substantive. He indicated that the matter related to policy, and more closely to the political decision-making process. I concur with much of this sentiment.

In view of the late date of the passage of this by-law (October 9, 1973) and in view of possible changes in planning policy in the new year (both from regional and municipal changes) I respectfully ask that this matter be deferred until the new year. This in no way implies the negation of the final months of your elective mandate. However the passage of this by-law would seriously hamper the carrying out of mine. In the new year the new Council could act either re-assessing the matter or sending it to the Ontario Municipal Board.

In view of the seriousness of the matter to myself, to many residents of Ward 6 and to future development, I would ask that any action taken by Council to send the matter on to the O.M.B. or to defer to the new year, be done by recorded vote.

Respectfully,

*David J. Culham*

David J. Culham.

cc. Jack Kehoe, Councillor Ward 6  
Russ Edmunds, Planning Commissioner  
Diane Francis, Glen Sharon Residents Association  
Bill Reill, Erindale Woodlands Residents Association  
Stan Tuck, Glen Erin Woodlands Homeowners Association

Diane Francis  
2494 Sharon Cres.  
Mississauga, Ont.

Ig

Oct. 22/73

Mr. J. Corney, Clerk  
Town of Mississauga  
One City Centre Drive  
Mississauga, Ont.

Dear Mr. Corney:

We would like to file notice of appeal to by-law 10,958 passed October 9, 1973. This by-law involves transfer of open space 0-2 to RM7D4 - Section 336 zoning on a portion of the Credit Valley Golf and Country Club lands.

We will specify our objections in more detail at a later date but several aspects should be outlined.

1. The recent election focussed concern upon high rise construction. To pass such zoning changes permitting four 14-floor and one 8-floor apartment buildings on land presently in open space designation will unfairly bind the actions of future Council.
2. A problem already exists in the adjacent areas with respect to schooling of K-6 students. Additional housing without adequate schooling in the immediate area will create additional disruption.
3. Such heavy concentrations of automobile use immediately adjacent to Credit Woodlands Drive will encourage greater traffic upon internal roads of Erindale Woodlands.
4. We object to the visual shape and location of the proposed buildings, as well as the mix of housing permitted by RM7D4.

Please inform us of the steps to be taken for our objections.

Yours truly,

Linda Soates 1381 Dundas Cres.

Diane Francis

Glen & Gene Connolly 3037 O'Hagan Dr.

Mrs & Mrs M.E. Moore 3029 O'Hagan Dr.

Halfpenny 3025 "

John & Joan William 3017 O'Hagan

William Bayne & Elinor 3013 "

Jean Beavish 3009 "

Al Gremm 3045 "

cc. Mr. David Culham